

**MEETING MINUTES OF THE CITY OF
COSTA MESA PLANNING COMMISSION**

March 11, 2019

These meeting minutes represent an "action minute" format with a concise summary of the meeting. A video of the meeting may be viewed on the City's website at www.costamesaca.gov or purchased on DVD upon request.

Chair de Arakal called the meeting to order at 6:00 p.m.

Vice Chair Harlan led the Pledge of Allegiance.

ROLL CALL

Present: Chair Byron de Arakal
Vice Chair Jeffrey Harlan
Commissioner Kedarious Colbert
Commissioner Carla Navarro Woods
Commissioner Jon Zich

Staff: Barry Curtis, Director of Economic and Development Services
Jennifer Le, Assistant Director of Development Services
Tarquin Preziosi, Assistant City Attorney
Bart Mejia, City Engineer
Minoo Ashabi, Principal Planner
Julie Colgan, Recording Secretary

ANNOUNCEMENTS AND PRESENTATIONS:

None.

PUBLIC COMMENTS:

Ann Parker, Costa Mesa resident, asked that a police officer be present at meetings and stated concerns with the sober living homes and operators in the City.

Chair de Arakal responded that staff will check with Chief Sharpnack about having a police officer at the meetings and suggested filing a report with the police department about her concerns with the City's sober living homes.

PLANNING COMMISSIONER COMMENTS AND SUGGESTIONS:

Commissioner Zich thanked staff for providing the Commission the City's sales tax quarterly report.

Commissioner Navarro Woods spoke about an event she will be attending at UCI where graduate students will make presentations regarding Westside Costa Mesa.

Chair de Arakal stated he will also be attending the event at UCI and commended staff, the City Manager's Office, and the City Council on the work they have done to handle the City's homeless issue.

CONSENT CALENDAR:

None.

PUBLIC HEARINGS (00:07:32)

1. PLANNING APPLICATION 18-47 AND TENTATIVE TRACT MAP 18034 FOR A THREE-STORY MIXED-USE DEVELOPMENT WITHIN THE 19 WEST URBAN PLAN AREA LOCATED AT 752 & 756 WEST 19TH STREET

Project Description: The proposed project includes the following:

- 1) *Planning Application 18-47* is a request for approval of an Urban Master Plan to allow construction of a three-story mixed-use development located in the C1 zone and in the 19 West Urban Plan area. The request includes the following deviations from the Urban Plan standards:
 - Deviation to allow for a less than one-acre minimum development lot (a one-acre development lot is required; the existing lot is 0.27-acre (11,533 square feet).
 - Deviation from the standard for required open guest parking. Nineteen parking spaces are required with a minimum of 15 open guest parking spaces. The project meets the overall parking requirement by providing six garage spaces including two mechanical lifts, three carports and ten open guest parking spaces.
- 2) *Tentative Tract Map 18034*: The subdivision of the 11,533-square-foot lot (0.27-acre) to establish a four-unit condominium map for ownership purposes.

Environmental Determination: The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15332 (Class 32), Infill Development.

Five ex-parte communications to report: Chair de Arakal, Commissioner Zich, and Commissioner Colbert met with the applicant. Vice Chair Harlan and Commissioner Navarro Woods were contacted by the applicant but did not meet with him.

Minoo Ashabi, Principal Planner, presented the staff report

Commissioner Zich and Ms. Ashabi discussed that a condition to require the security gate to be opened during business hours could be added.

Chair de Arakal and Ms. Ashabi discussed that the security gates are not meant to protect residential parking because the residential parking standard is met.

Commissioner Colbert and Ms. Ashabi discussed that the City does not have a history of mechanical lifts at retail spaces to meet parking standards.

PUBLIC COMMENTS

Bobby Kashani, applicant, stated he has read the conditions of approval and presented a slideshow on the proposed application.

Commissioner Colbert and Mr. Kashani discussed the mechanical lift maintenance plan.

Commissioner Zich and Mr. Kashani discussed the security gate plan for the project; that Mr. Kashani would be amendable to adding a condition of approval to have the security gates opened during business hours; that Mr. Kashani is familiar with local installations of the proposed mechanical lifts; and that potentially two mechanical lifts could be installed in each of the two-car garages.

Commissioner Zich and Ms. Ashabi discussed how insuring the adequacy of the lift could be accomplished.

Ms. Ashabi clarified that the mechanical lifts will require engineered foundations.

Commissioner Navarro Woods and Mr. Kashani discussed whether the CC&R's would include restrictions on the structures that the residents can place on the balconies (e.g., lights, clothing wires, etc.); that there will be restrictions on weekend business hours; and whether each residential unit and office space would be sold together.

Vice Chair Harlan and Mr. Kashani discussed the Neptune Society's side yard setback and including a nice façade on the western side of the project.

Chair de Arakal and staff discussed that the project is not requesting any deviations on setback requirements.

Chair de Arakal and Mr. Kashani discussed that he would occupy one of the spaces; the nature of his business; how often he sees clients during business hours; if he has interested tenants for the other office space; and what the other office space potentially would be used for.

Michelle Figueredo Wilson, Costa Mesa resident, spoke in support of this item and suggested that no storage be allowed in the garage.

Ann Parker, Costa Mesa resident, stated concerns with the project fitting in within the zone and with the commercial buildings becoming a living space or a sober living home; and spoke in opposition to this item.

Ms. Wilson added to her public comment and suggested that the businesses for this project become eligible for the Late Program through the Police Department to help out with the homelessness.

Steven Chan, Costa Mesa resident, spoke in support of this item.

Bryce Sigourney, architect, responded to public comments.

Chair de Arakal and Ms. Ashabi discussed that the 19 West Urban Plan was adopted in 2006; that this is the first application requesting an entitlement using the 19 West Urban Plan; and that a shared parking agreement based on a staggered use requires a minor conditional use permit.

Commissioner Zich and Ms. Ashabi discussed the requirement of one acre per lot in the 19 West Urban Plan and one of the deviations is based on three of the required open parking spaces provided in carports.

The Chair closed the public hearing.

MOTION: Move that the Planning Commission adopt a Resolution finding that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15332; and approve Planning Application 18-47 and Tentative Tract Map 18034, subject to conditions of approval.

Moved by Commissioner Navarro Woods, seconded by Chair de Arakal.

Commissioner Navarro Woods spoke in support of the project.

Commissioner Zich spoke in support of the motion.

Vice Chair Harlan spoke in support of the motion.

Commissioner Colbert spoke in support of the motion.

RESOLUTION PC-19-12 - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA, CALIFORNIA APPROVING AN URBAN MASTER PLAN (PA-18-47) AND TENTATIVE TRACT MAP 18034, FOR DEVELOPMENT OF A MIXED-USE PROJECT, AT 752 AND 756 WEST 19TH STREET

The motion carried by the following roll call vote:

Ayes: de Arakal, Harlan, Navarro Woods, Zich, Colbert

Noes: None

Absent: None

Abstain: None

The Chair explained the appeal process.

DEPARTMENTAL REPORT(S)

1. Public Services Report – Bart Mejia, City Engineer, provided updates on the replacement of a storm drain pipe off Newport Boulevard north of Del Mar Avenue; the construction of landscape medians on Red Hill Avenue between Bristol Street and Paularino Avenue; and City Council Chambers upgrades.
2. Development Services Report – none.

CITY ATTORNEY'S OFFICE REPORT(S)

1. City Attorney – none.

ADJOURNMENT AT 7:15 PM

Submitted by:

A handwritten signature in blue ink, appearing to be 'B. Curtis', written over a horizontal line.

BARRY CURTIS, SECRETARY
COSTA MESA PLANNING COMMISSION